CVILLE PLANS TOGETHER

Planning Commission Work Session

September 21, 2021

Introduction

Reminder of task at hand:

- Updating the future vision for the city, with a focus on equity and affordability.

What we heard last time we met:

- Would like more information about how changes to the Future Land Use Map can lead to more housing that is affordable to more people.

What we will discuss tonight:

- Proposed adjustments to the draft Future Land Use Concept presented 8/31
- Comprehensive Plan chapters (as needed)

Together, we are developing...

An **Affordable Housing Plan**, as part of the Comprehensive Plan, to create a unified strategy for housing Charlottesville's residents.

An update to the **Citywide Comprehensive Plan**, to guide the ways that the city will change and grow in the future.

An updated **Zoning Ordinance**, to ensure that development takes place in a clear and effective manner, and to work toward correcting injustice related to land use.

Agenda

Schedule Reminders

Chapters

- Overview/Reminder from 9/14 meeting

Future Land Use Map approach

- Overview

Planning Commission Discussion

Community comments

Note: This presentation document was updated 9/21 to ensure that parks and open spaces were all reflected on the Draft Future Land Use Map.

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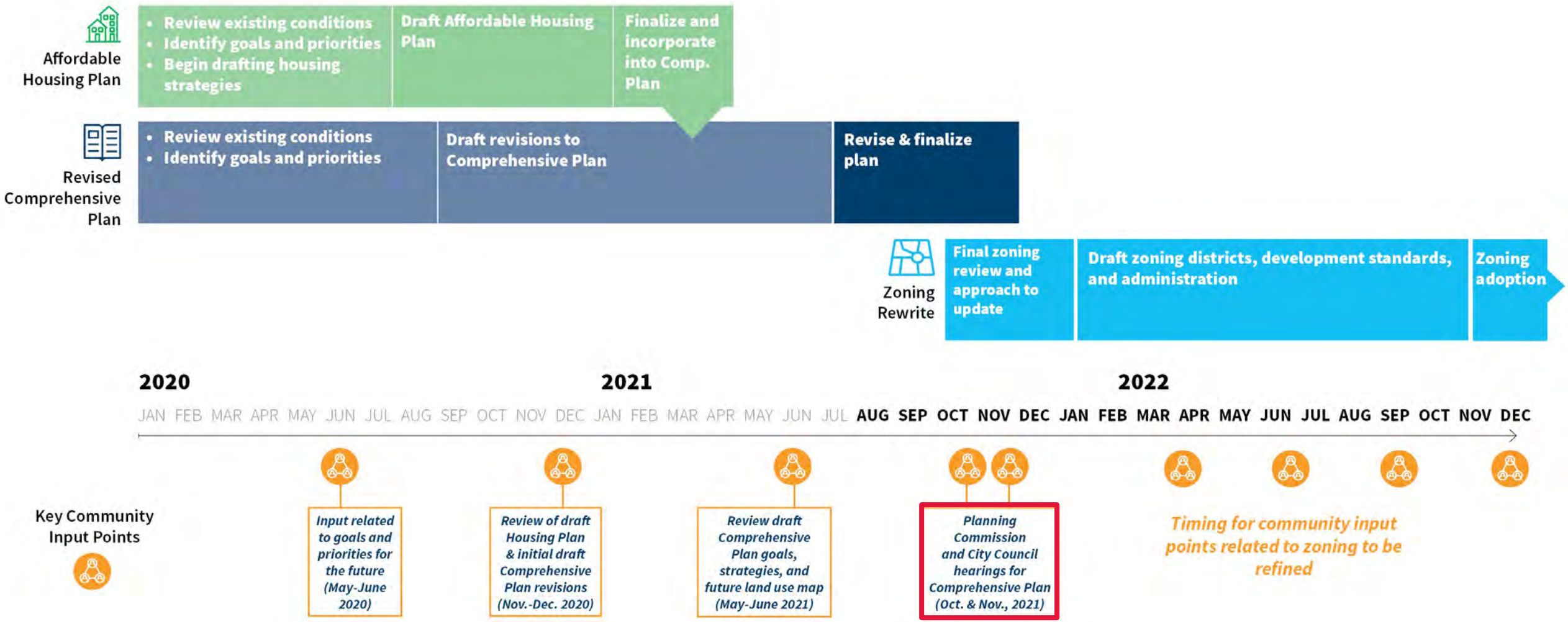
Project Schedule

SUBJECT TO CHANGE - *UPDATED AUGUST 10, 2021*


Affordable Housing Plan
• Review existing conditions
• Identify goals and priorities
• Begin drafting housing strategies
Draft Affordable Housing Plan
Finalize and incorporate into Comp. Plan
Revised Comprehensive Plan
• Review existing conditions
• Identify goals and priorities
Draft revisions to Comprehensive Plan
Revise & finalize plan
Zoning Rewrite
Final zoning review and approach to update
Draft zoning districts, development standards, and administration
Zoning adoption
2020
2021
2022
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC
Key Community Input Points
Input related to goals and priorities for the future (May-June 2020)
Review of draft Housing Plan & initial draft Comprehensive Plan revisions (Nov.-Dec. 2020)
Review draft Comprehensive Plan goals, strategies, and future land use map (May-June 2021)
Planning Commission and City Council hearings for Comprehensive Plan (Oct. & Nov., 2021)
Timing for community input points related to zoning to be refined

Planned Hearing Dates

October 12: Joint Hearing with Planning Commission and Council

November 15: Council Hearing

Future Land Use Map

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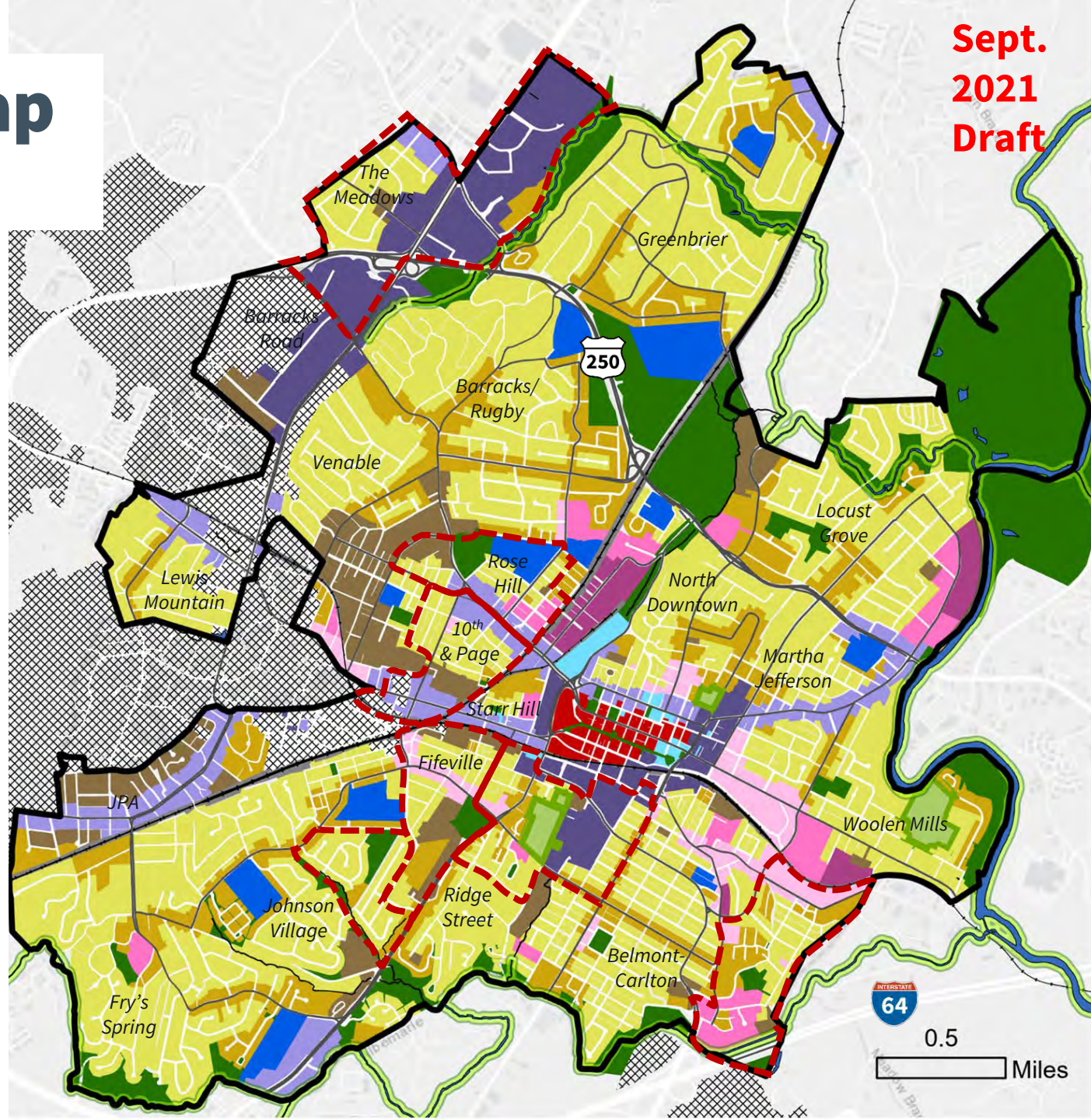
Draft Future Land Use Map (September 2021)

LAND USE CATEGORY

- Downtown Core
- Urban Mixed Use Node
- Urban Mixed Use Corridor
- Business And Technology Mixed Use
- Neighborhood Mixed Use Node
- Neighborhood Mixed Use Corridor
- Higher-Intensity Residential
- Medium Intensity Residential
- General Residential
- Sensitive Community Areas
- Open Spaces and Parks
- Cemetery
- Civic
- Education
- UVA
- Stream Buffer

See other slides and Appendix for more details about these categories.



Sept. 2021 Draft

Draft Future Land Use Categories (September 2021)

Residential

Limited commercial uses allowed in <u>all</u> residential districts, to be further described in the Zoning Ordinance.

GENERAL RESIDENTIAL
Allow for additional housing choice within existing residential neighborhoods throughout the city.

MEDIUM INTENSITY RESIDENTIAL
Increase opportunities for affordable housing development along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally unaffordable.

HIGHER-INTENSITY RESIDENTIAL
Neighborhoods and sites for multi-unit housing. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.

Mixed Use Nodes

NEIGHBORHOOD MIXED USE NODE
Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings compatible with surrounding residential areas.

URBAN MIXED USE NODE
Urban mixed use areas that support housing, employment, and commercial goals and needs at key locations.

DOWNTOWN
A primary, central activity hub for the city.

See Appendix for more details.

Mixed Use Corridors

NEIGHBORHOOD MIXED USE CORRIDOR
Neighborhood mixed use areas arranged along corridors that support existing residential districts.

URBAN MIXED USE CORRIDOR
Higher intensity mixed use development arranged along corridors that link the employment, commercial, and civic hubs of the city.

BUSINESS AND TECHNOLOGY MIXED USE
Light industrial and production uses as well as additional commercial and residential uses (where appropriate).

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Minor Future Land Use Map Adjustments

Adjustments Since August Meeting

- **Downtown Mall → Park/Open Space** (was reflected on May version, but not on August version)
- **Flint PUD Area**

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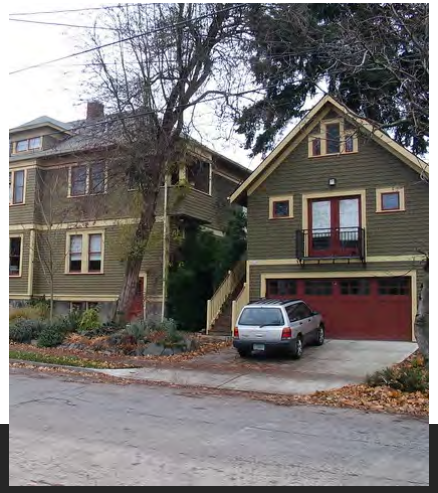
Residential Development Concept

- Foster walkable, bikeable, and transit accessible neighborhoods
- Encourage incremental “house-sized,” contextual infill within existing residential neighborhoods- "Missing Middle" housing types
- Increase opportunities to develop diverse housing options near schools, parks, shopping districts, and employment centers
- Include strategies that can help preserve existing structures, including the use of Accessory Dwelling Units (ADUs), building additions, transitioning larger single-family houses to apartments, etc.
- Allow for organic growth of commercial uses that people need in close proximity to where they live



Reminder: What is “affordable” housing?

- **Housing is generally considered affordable** if a household can obtain that housing for **30% or less of their income**. Because incomes vary, there is no one definition of affordable housing that applies to everyone.
- For some levels of affordability, such as for those earning 30% of AMI (Area Median Income), which is about $30,000/year or below, **significant subsidy may be needed** to produce or support homes.
- At other levels of affordability (e.g., 80% AMI), land use policies or other strategies may make a more substantial impact, but additional subsidy can further bolster the creation of both rental and ownership units.

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Sensitive Community Areas

Definition:

- Areas with community members **sensitive to displacement pressures**
- High numbers of non-white individuals, and/or
- High numbers of households with an annual income of less than 30% AMI.

Note: The areas currently identified may be tailored (in the zoning process) to smaller areas within or adjacent to the identified Census Block Groups. As proposed, this would not be a zoning overlay, but would be considered in the zoning district parameters.

Policy Goals:

- Prioritize area for zoning tools that seek to mitigate displacement
- Keep legacy residents in place (if so desired) and support wealth building
- Focus area for owner-occupied rehab assistance or similar financial tools to subsidize the development or maintenance of affordable housing
- As with General Residential outside of the Sensitive Areas, allow for limited commercial and business uses

Note: Tools should be re-evaluated over time to make sure that the outcomes support policy goals

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General Residential: Sensitive Areas

Accessory Dwelling Units (ADUs)

Building Additions

Single-Family Conversions

Existing Site Infill

New Infill

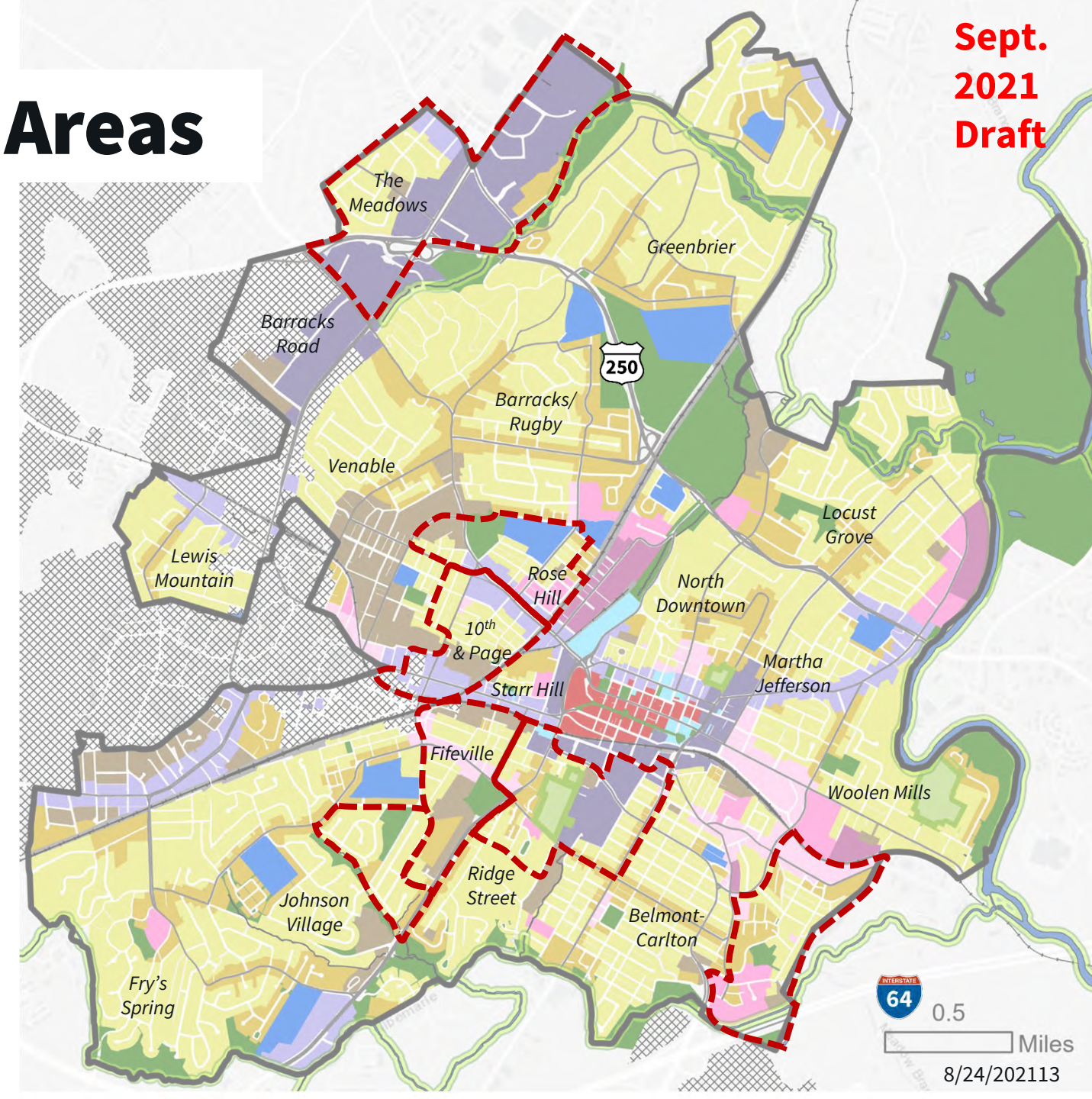
"House-sized" Multiplexes

Limited Commerical Use

Sensitive Community Areas

Dashed Red = Draft Sensitive Communities Areas

- These are communities that are sensitive to displacement pressures and potentially most **at risk of displacement.**
- **Factors Included in Analysis:**
  - % Household Income <$30,000/year, about 30% AMI
  - % People of Color (% of Community that is not White/Non-Hispanic)
  - Data**:** Census Block Groups, ACS 2018 5-Year Estimates
- **Note**: The areas currently identified are areas that may be tailored (in the zoning process) to smaller areas within or adjacent to the identified Census Block Groups.



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General Residential: Sensitive Areas

Form + Use:

- Allow **1 unit*** + additional units through a bonus program (see below)
- Allow up to **2.5 stories**, with additional height possible through a bonus program (see below)

Affordability Bonus (draft concept; may be refined in the zoning process):

- Allow up to **3 units**: (depending on site characteristics and context; to be further defined in the zoning ordinance)
  - If the first unit meets affordability requirements
- Allow up to **4 units**: (depending on site characteristics and context; to be further defined in the zoning ordinance)
  - If the existing house is maintained; and
  - At least 1 affordable unit is provided
- **Level of affordability requirements to be determined in zoning rewrite process**

** Zoning will consider support for existing "plexes"; see next slide.*

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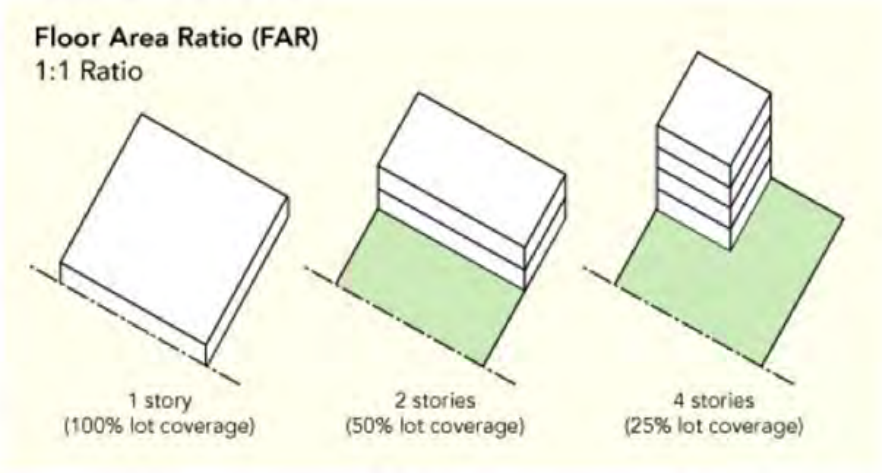
General Residential: Sensitive Areas

Potential Zoning Tools to be Investigated:

- **Incentivize keeping existing houses**
  - Allow existing “plexes” (duplex, triplex, etc.) to remain and be improved
  - Allow existing house to be counted as affordable unit

- **Adjust maximum floor-area ratio (FAR) to incentivize smaller, affordable units**
  - Limit FAR for 1-unit new construction to avoid smaller homes being replaced with larger, luxury homes
  - Allow additional FAR for each additional unit



Source: City of St. Paul

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General Residential: Sensitive Areas

Potential Zoning Tools to be Investigated:

- **Refine lot subdivision regulations**
  - Define smaller minimum lot sizes to allow large parcels to be subdivided into separate lots
  - Allow for portions of the primary lot to be divided into secondary lots
  - Define maximum lot width to avoid lot mergers
- **Reduce parking requirements for affordable units**

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General Residential: Outside of Sensitive Areas

Single Family Conversions / ADUs

Infill Example with bonus

Cottage Courts

"Stacked" Units

Example with bonus

"Row" Units

Multiplexes

Limited Commercial Use

For additional examples that could apply under the bonus, see Medium Intensity Residential

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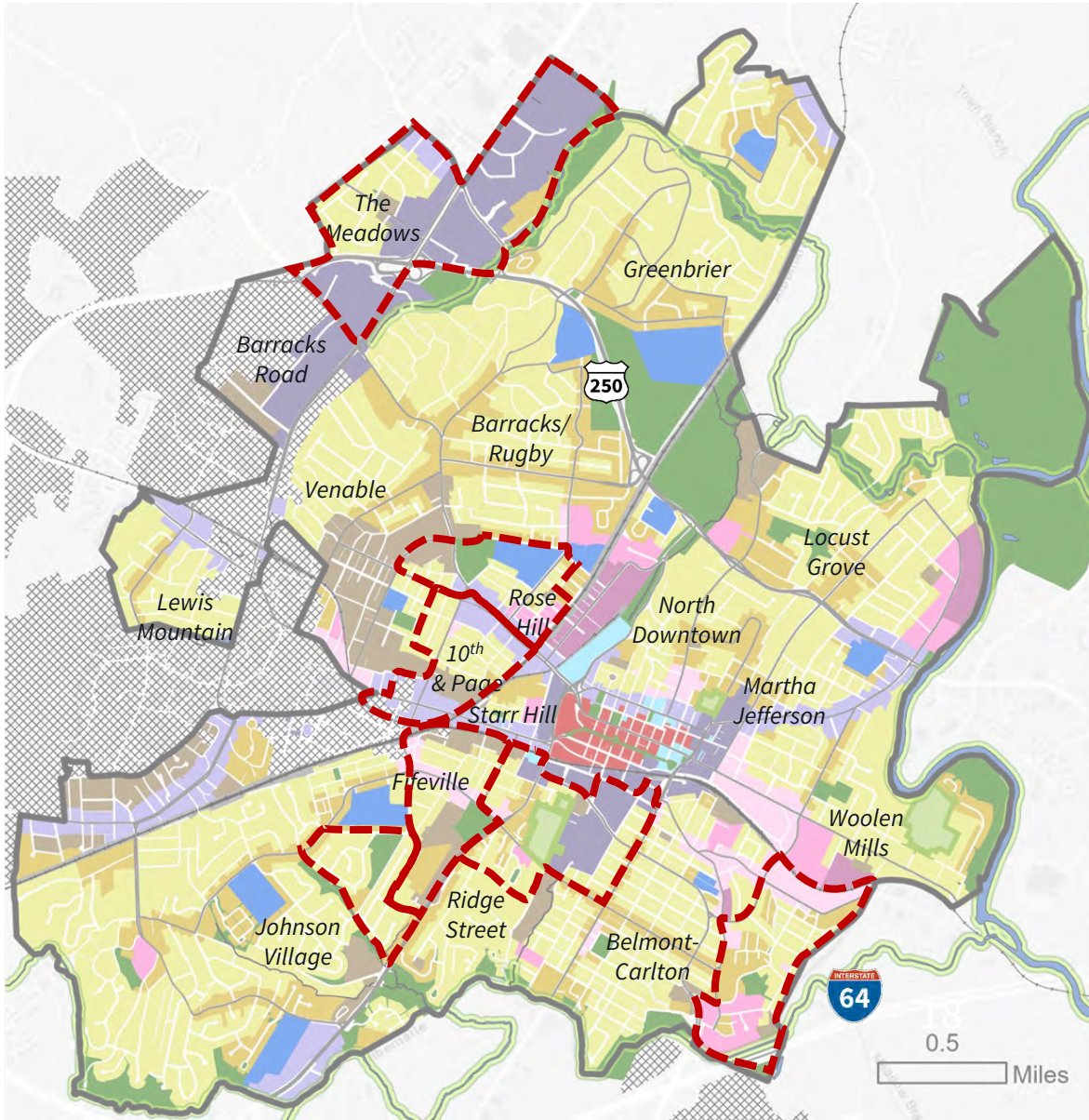
General Residential: Outside of Sensitive Areas

Definition:

- Areas that largely currently only allow one residential unit per lot
- Identified as not sensitive or less sensitive to displacement than residents in the Sensitive Community Areas
  - Sensitive Community Areas are outlined in **dashed red** on the map

Goals:

- Allow for increased housing choice and affordability within existing residential neighborhoods
- Encourage incremental "house-sized," contextual infill within existing residential neighborhoods
- Provide an opportunity for neighborhood-oriented commercial and home businesses
- Foster walkable, bikeable, and transit-accessible neighborhoods



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General Residential: Outside of Sensitive Areas

Form + Use:

- Allow up to **3 residential units**, with **additional units allowed** through an affordability bonus program or requirement (depending on site characteristics and context; number of units to be further defined in the zoning ordinance)
- Allow up to **2.5 stories**, with additional height allowed through a bonus program (depending on site characteristics and context; number of units to be further defined in the zoning ordinance)

Affordability Bonus:

- **Current proposal, to be studied further in the zoning rewrite**: To qualify for bonus, the additional units would be provided at certain levels of affordability (example: 60% AMI or 80% AMI, to be determined in the zoning rewrite process)
  - More units should be allowed as deeper affordability is provided
  - Required level of affordability and number of units to be determined during the inclusionary zoning study
- Alternative approaches to allowing or requiring affordability in these areas may be considered in the zoning ordinance rewrite.

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General Residential: Outside of Sensitive Areas

Potential Zoning Tools:

- Refine lot dimensions
  - Define smaller minimum lot sizes to allow large parcels to be subdivided into separate lots
  - Allow for portions of the primary lot to be divided into secondary lots
    - Primary and secondary lots together must meet applicable zoning regulations (units, lot coverage, etc.)
    - Allows for fee-simple development of rear yards
    - Provides wealth-building opportunity for existing homeowners
- Reduce parking requirements for affordable units
- Provide approval option for specific sites well-suited for affordable 2-over-2 townhomes
  - Define maximum building height and width to ensure context-sensitive scale

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Medium Intensity Residential

Lot Infill

Multiplexes

"2 Over 2" Stacked Townhouses

Townhouses

Limited Commercial Use

See the examples related to General Residential for additional precedent images

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Medium Intensity Residential

Definition:

- Increase opportunities for affordable housing development along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally unaffordable.

Goals:

- Allow for increased housing choice and affordability within existing residential neighborhoods
- Provide an opportunity for neighborhood-oriented commercial and home businesses
- Foster walkable, bikeable, and transit-accessible neighborhoods

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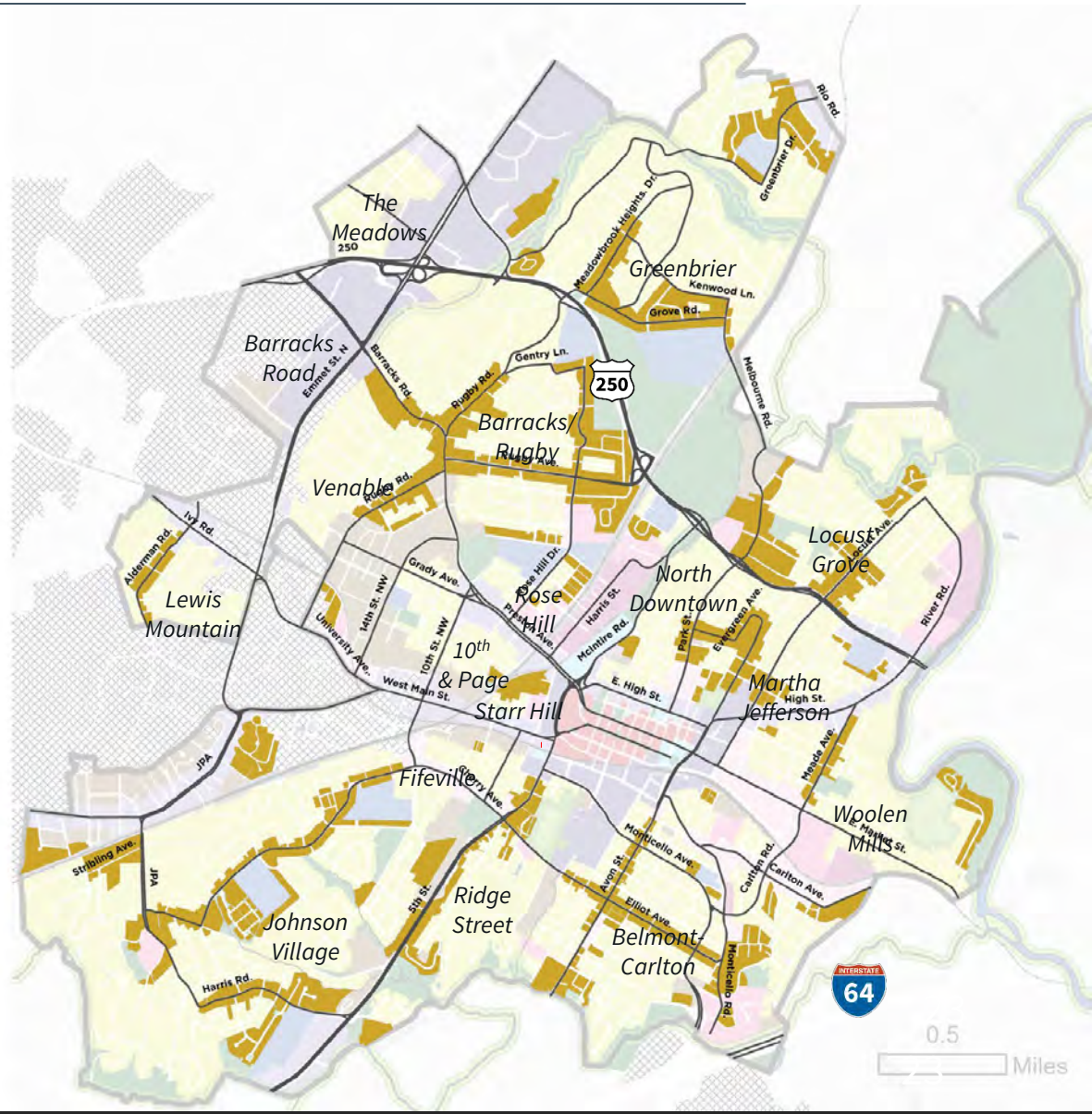
Medium Intensity Residential

Form + Use:

- Allow up to **12 residential units** (depending on site characteristics and context, to be further defined in the zoning ordinance; many areas may be limited based on lot size and other factors)
- Allow structures up to **4 stories** (depending on site characteristics and context, to be further defined in the zoning ordinance; many areas may be limited based on lot size and other factors)

Affordability :

- Zoning process will determine whether some portion of these units (or additional units) should be allowable under an affordability bonus program in the zoning ordinance, or whether Inclusionary Zoning should be applied to this category. The approach may vary depending on location.



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Information About Other Land Use Categories

Other Areas:

- Areas currently shown as **Higher Intensity Residential** and **Mixed Use Nodes and Corridors** follow the current FLUM descriptions
- Consider additional building height at selection locations for **Mixed Use** and **Higher-Intensity Residential** areas where appropriate (e.g., Jefferson Park Avenue/Fontaine Avenue Extension Corridor), through inclusionary bonus programs or to achieve other housing goals of the Comprehensive Plan.
- Properties identified as **UVA** are owned by the University and are not subject to City zoning; Comprehensive Plan strategies call for land uses compatible with adjacent uses

Affordability Requirements:

- Requirements for affordability to be determined in the inclusionary zoning study, following the adoption of the Comprehensive Plan

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Anticipated Questions

Why are we not outlining specific levels of affordability or specific numbers of bonus units to be allowed?

- The analyses that are forthcoming in the zoning rewrite will be used to determine how to best support various levels of affordability. We do not want to define the outcome of those analyses before they occur.

Is it possible to require that units at specific affordability levels are built prior to building market rate units throughout the city?

- Requiring affordable units to be built first before market rate units are allowed may lead to less housing produced across the city. Property owners and smaller scale development will likely find it difficult to support the affordable units without significant subsidy.

What is the total amount of housing units that will be produced under this map?

- The Future Land Use Map will not mandate that housing (affordable or otherwise) be built. A range of possibilities will be allowed, and both the market and subsidies will determine what is built, where, and how.
- Zoning controls will further determine how much development is possible on a site. Because the zoning rewrite will potentially re-define some of these controls, we are not currently able to define a specific number of units that would be possible.

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Planning Commission Discussion

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Community Comments

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Appendix

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Appendix: Future Land Use Map Details

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Residential

Draft

GENERAL RESIDENTIAL

Allow for additional housing choice and limited commercial uses within existing residential neighborhoods throughout the City

USES

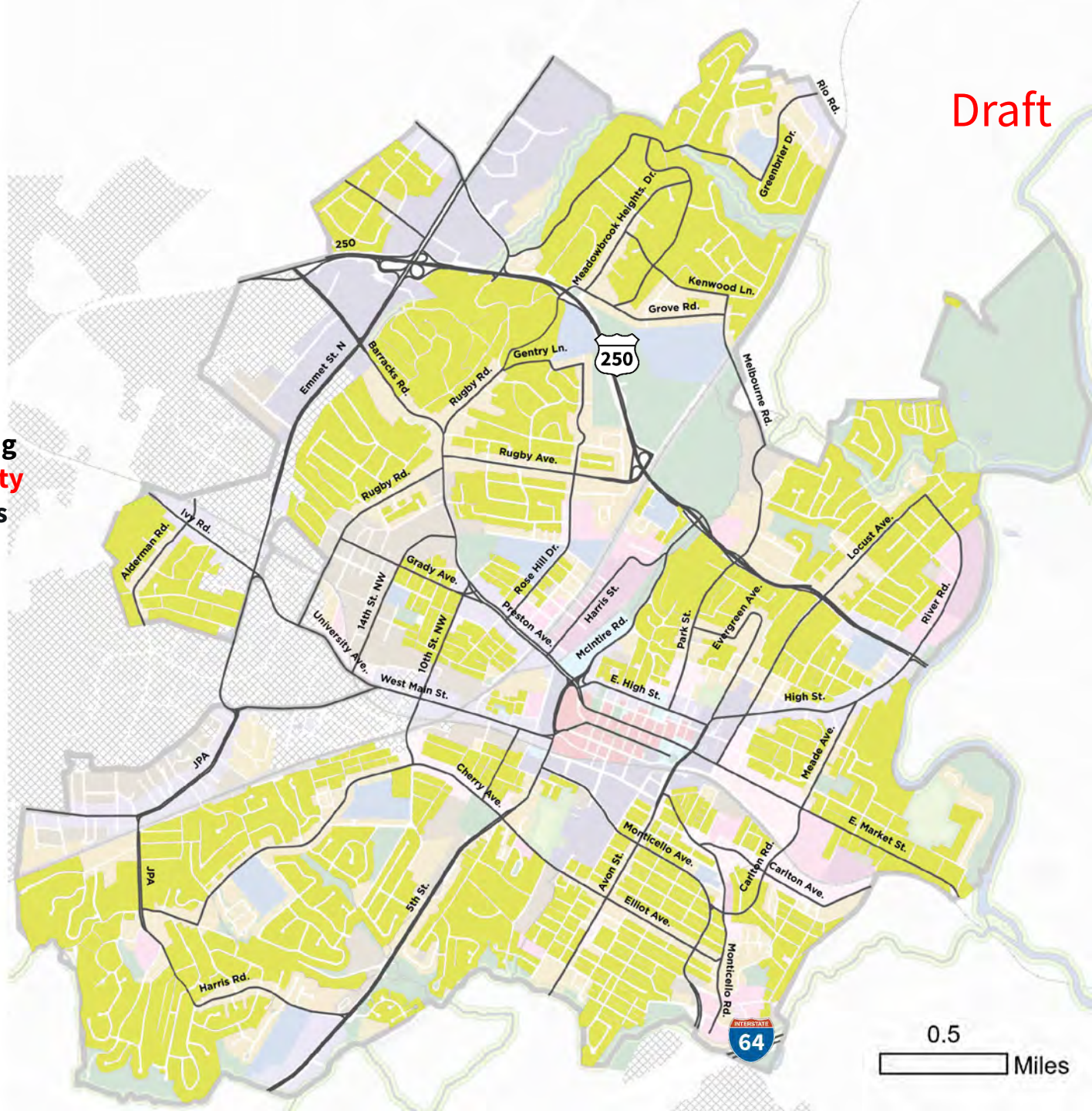
Outside of Sensitive Areas, allow up to 3-unit dwellings including existing single-family splits, accessory dwelling units (ADUs). Allow additional units under an affordability bonus program or other zoning mechanism. Zoning tools will regulate affordability and maximum allowable development. Limited commercial uses allowed.

FORM

Compatible with existing residential and historic neighborhood context. Highest building heights according to context. Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, etc.)

HEIGHT

Up to2.5 stories. Allow additional height under an affordability bonus program.



Residential

Draft

MEDIUM INTENSITY RESIDENTIAL

Increase opportunities for affordable housing development along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally unaffordable.

USES

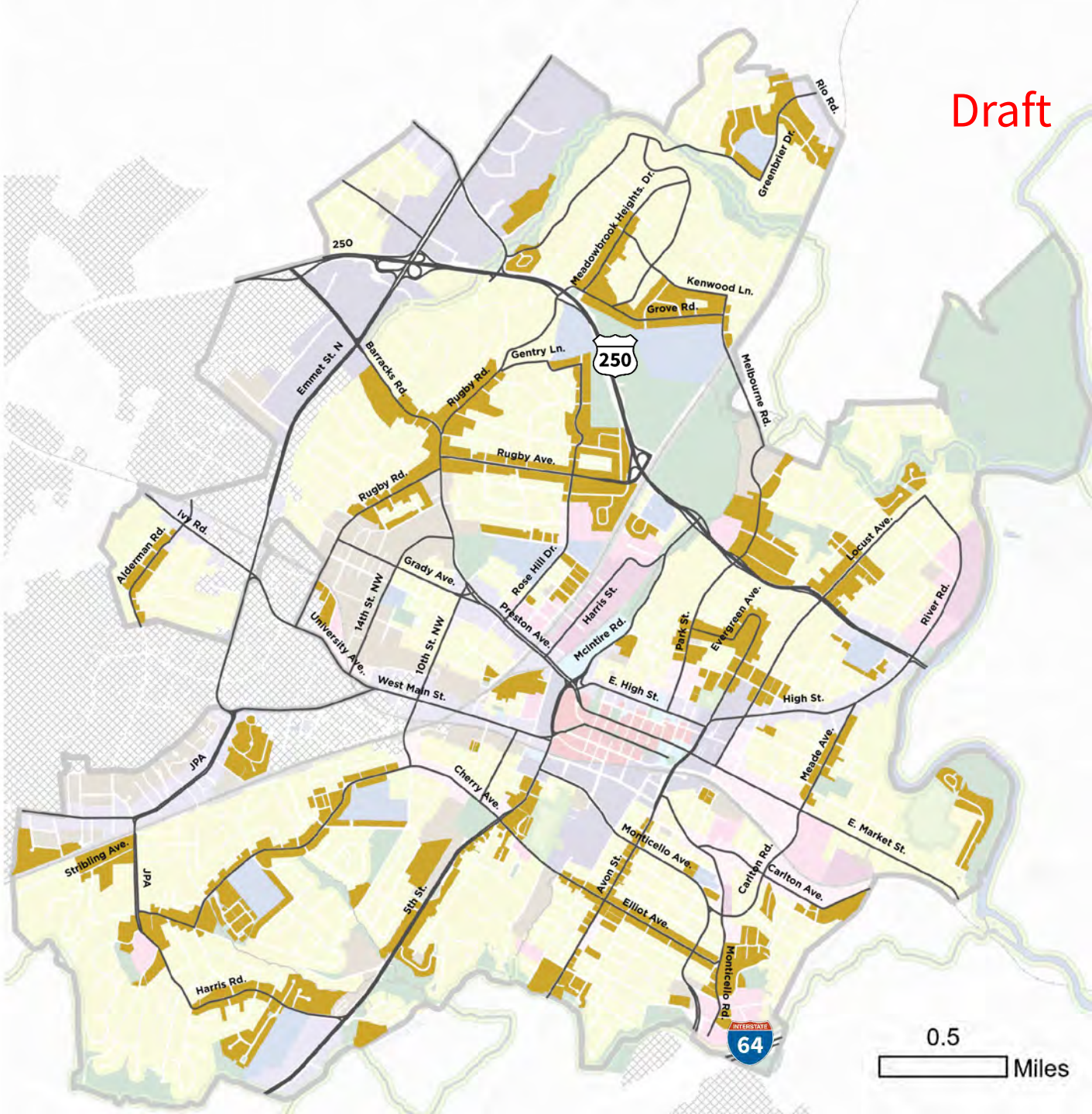
Allow small, "house-sized" multi-unit buildings (up to 12 units), accessory dwelling units (ADUs), cottage courts, rowhouses, townhouses. Utilize a bonus program or other inclusionary zoning mechanism to support affordability. Zoning tools will regulate maximum allowable development including units per lot. Limited commercial uses allowed.

FORM

Compatible with existing residential and historic neighborhood context. Highest building heights according to context. Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, etc.)

HEIGHT

Allow structures up to 4 stories (depending on site characteristics and context, to be further defined in the zoning ordinance; many areas may be limited based on lot size and other factors). Zoning tools will regulate affordability and maximum allowable development.



Residential

Draft

HIGHER-INTENSITY RESIDENTIAL

Neighborhoods and sites for multi-unit housing. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.

USES

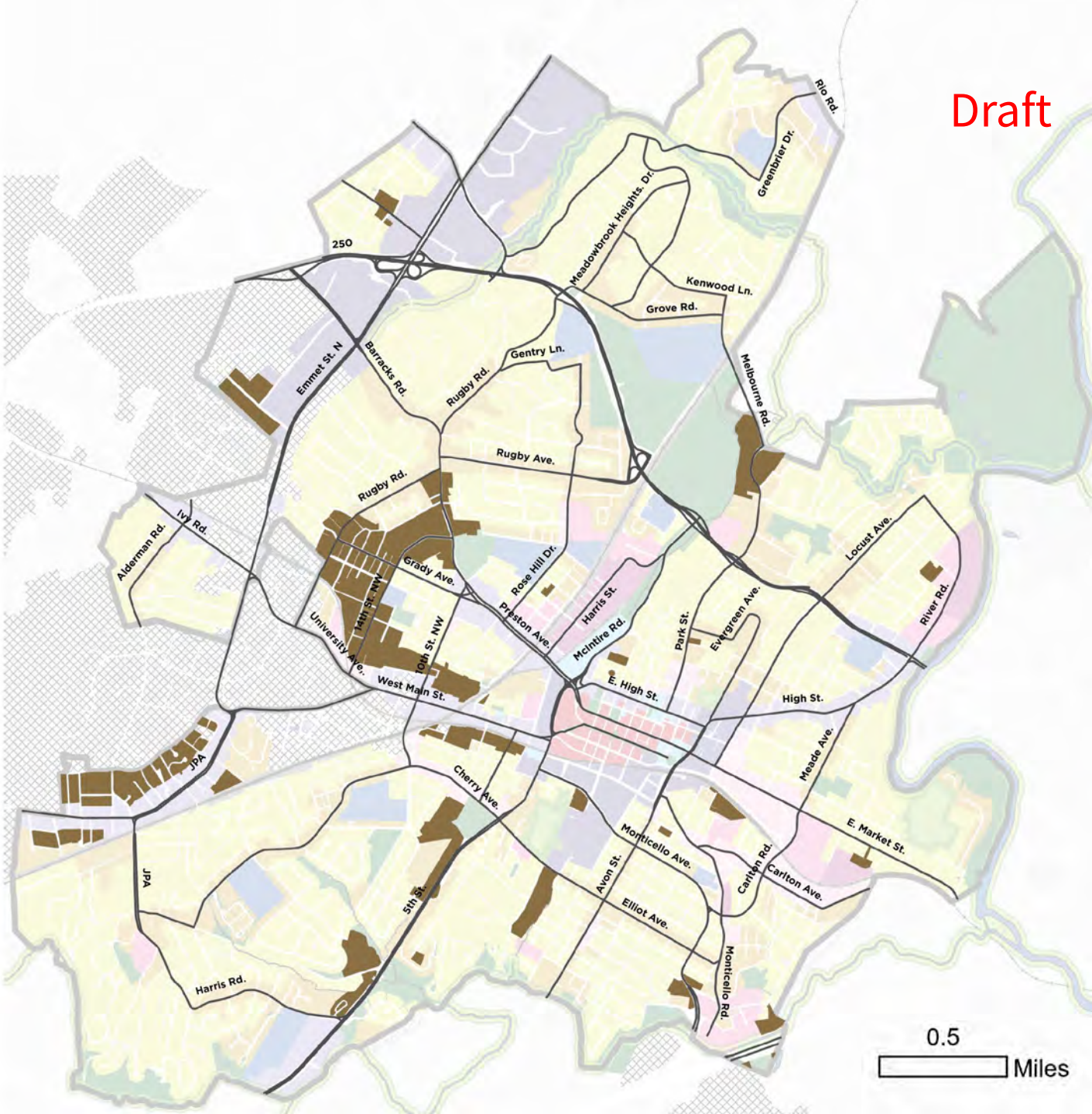
Multi-unit housing (13+). May include large and/or smaller-scaled buildings. Limited ground floor commercial uses encouraged. Requirements for affordability to be determined in the inclusionary zoning study, following the adoption of the Comprehensive Plan.

FORM

All residential categories: compatible with existing residential and historic neighborhood context. Highest building heights according to context. Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, etc.)

HEIGHT

Up to 5 stories. Consider additional building height at selection locations where appropriate (e.g., Jefferson Park Avenue/Fontaine Avenue Extension Corridor).



Mixed Use Nodes & Corridors

- Facilitate economic activity in the City and ensure the availability of sites for incremental business growth and expansion
- Support the redevelopment of “under-utilized” gray-field sites along community corridors
- Provide opportunities to develop a variety of housing options near employment and community eservices
- Develop buildings and public spaces that are human-scaled and contribute to placemaking & Charlottesville’s authentic community identity
- Promote and encourage design elements that enhance community livability such as active uses at the ground floor level along key street frontages
- Encourage compact block and street networks and a built environment that facilitates walking, biking, and bus riding

Mixed Use Nodes

Draft

NEIGHBORHOOD MIXED USE NODE

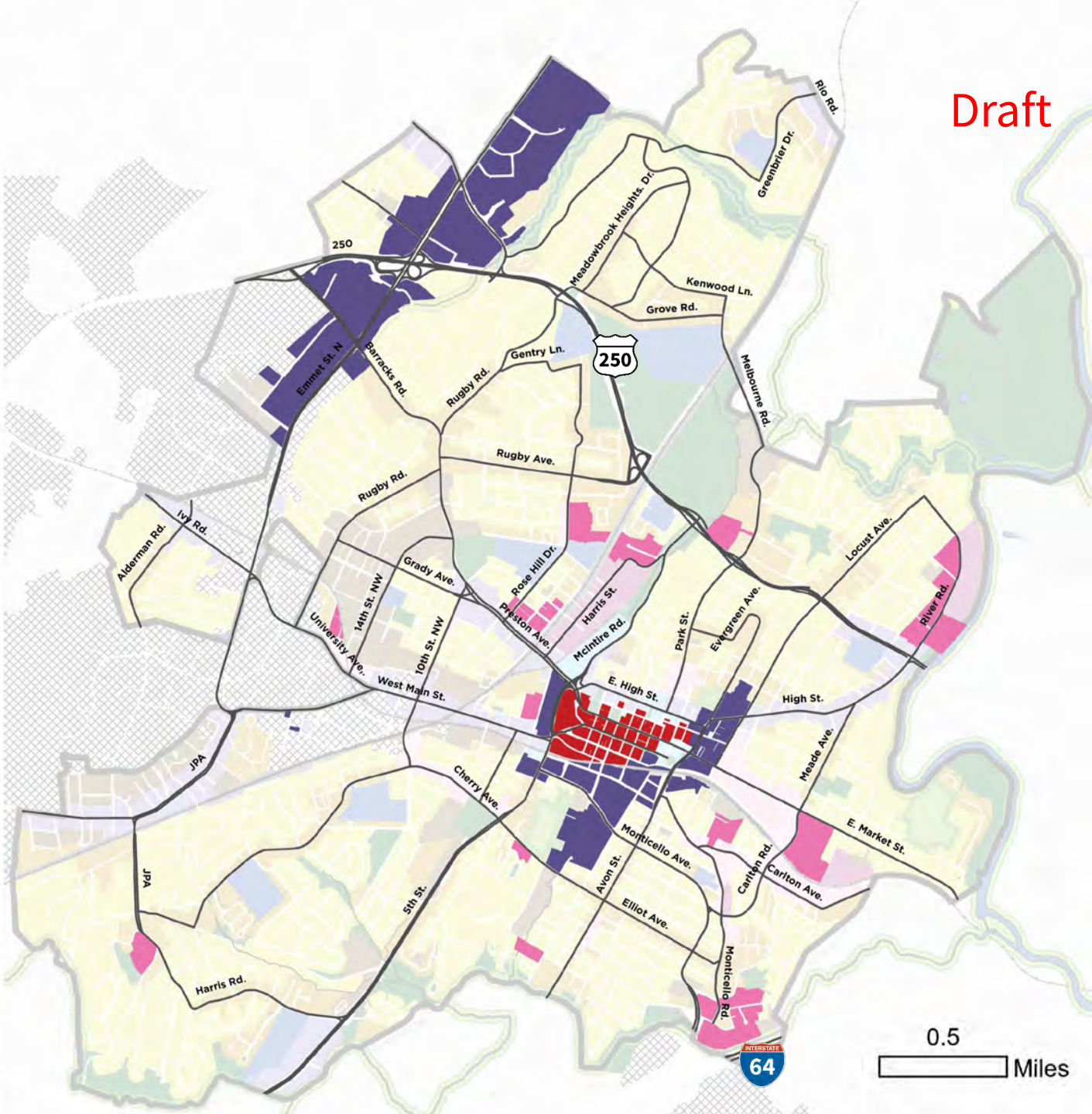
Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings compatible with surrounding residential areas.

URBAN MIXED USE NODE

Urban mixed use areas that support housing, employment, and commercial goals and needs at key locations.

DOWNTOWN

A primary, central activity hub for the city.



Requirements for affordability to be determined in the inclusionary zoning study, following the adoption of the Comprehensive Plan.

Mixed Use Nodes

Draft

	Neighborhood Mixed Use Node	Urban Mixed Use Node	Downtown
USES	Commercial, employment, residential. A mix of uses in the same building ("vertical mixed use") is encouraged. Support ground floor uses which encourage an active pedestrian environment, for example, shops, restaurants, salons, etc.		
FORM	Respond to existing residential, environmental and historic context. Create new, complete districts comprised of walkable streets, civic amenity spaces, and an intensive mix of land uses.		Compatible with, and respond to, the existing urban scale and historic/civic context.
HEIGHT	Up to 4 stories. 5 stories allowed internal to sites with appropriate depth to allow transitions to surrounding uses.	5-8 stories. Up to 10 stories maximum where appropriate and when Comprehensive Plan goals, such as goals related to housing affordability and community wealth building can be achieved.	2-6 stories. Up to 10 stories maximum where appropriate and when Comprehensive Plan goals, such as goals related to housing affordability and community wealth building can be achieved.

Mixed Use Corridors

NEIGHBORHOOD MIXED USE CORRIDOR

Neighborhood mixed use areas arranged along corridors that support existing residential districts.

URBAN MIXED USE CORRIDOR

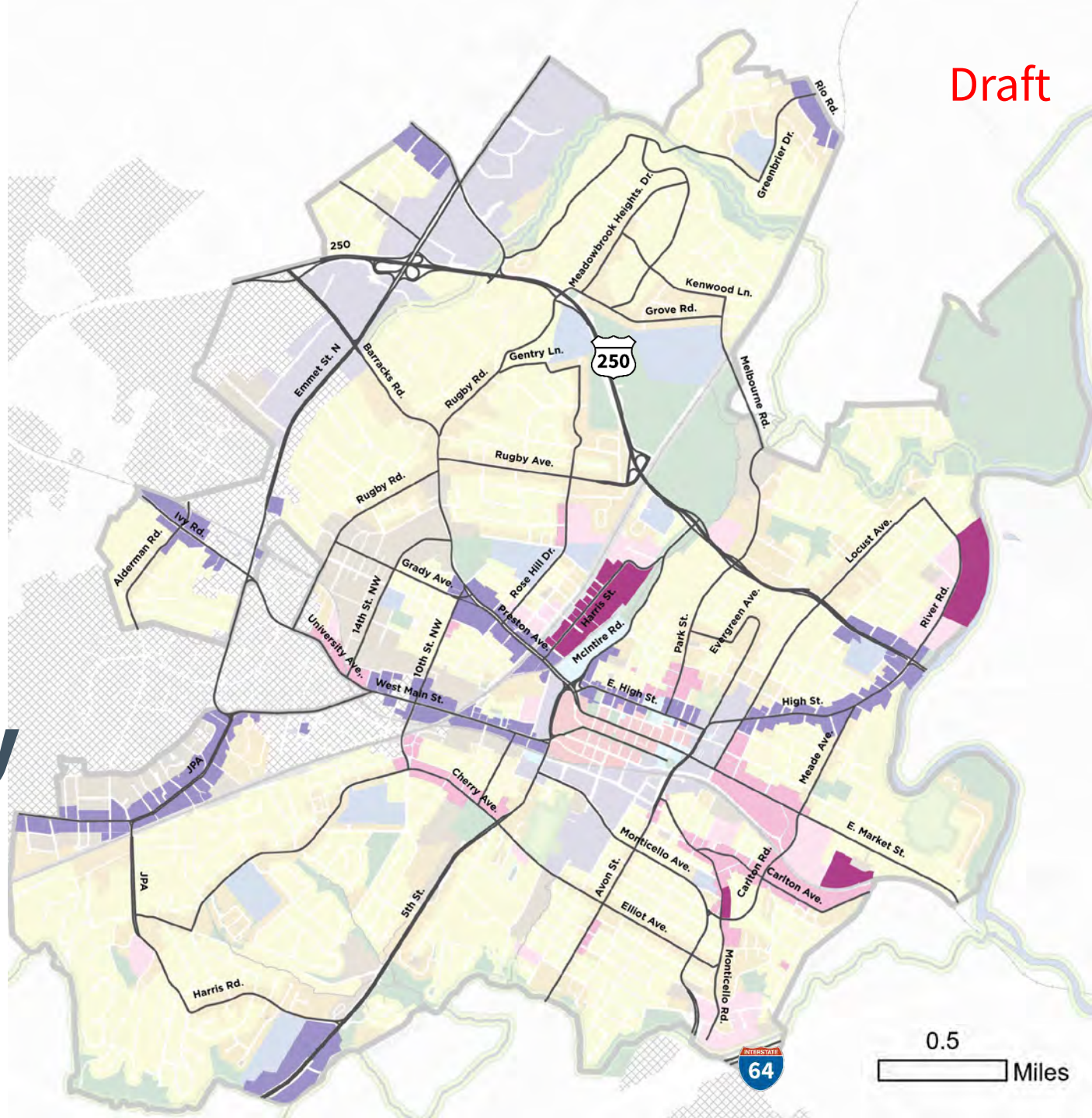
Higher intensity mixed use development arranged along corridors that link the employment, commercial, and civic hubs of the city.

Business & Technology

BUSINESS AND TECHNOLOGY MIXED USE

Light industrial and production uses as well as additional commercial and residential uses (where appropriate).

Requirements for affordability to be determined in the inclusionary zoning study, following the adoption of the Comprehensive Plan.



Mixed Use Corridors / Business & Technology

Draft

	Neighborhood Mixed Use Corridor	Urban Mixed Use Corridor	Business & Technology Mixed Use
USES	Commercial, employment, residential (including small multi-unit and live-work unit buildings). Active ground floor uses.	Commercial, employment, residential. Active ground floor uses	Light industrial/manufacturing, technology, business, residential (allowed in upper floors). Active ground floor uses encouraged.
FORM	Neighborhood character. Respond to existing residential, environmental and historic context	Respond to existing residential, environmental and historic context	Reclaim/reuse land through rehabilitation for human use and environmental health
HEIGHT	Up to 5 stories, general average of 3 stories. Highest buildings at intersections or at sites with larger land areas	5 stories, up to 8 at key intersections (such as intersections of Downtown, Industrial, Mixed Use, or Neighborhood corridors in the Streets That Work plan)	Up to 6 stories

Development Considerations

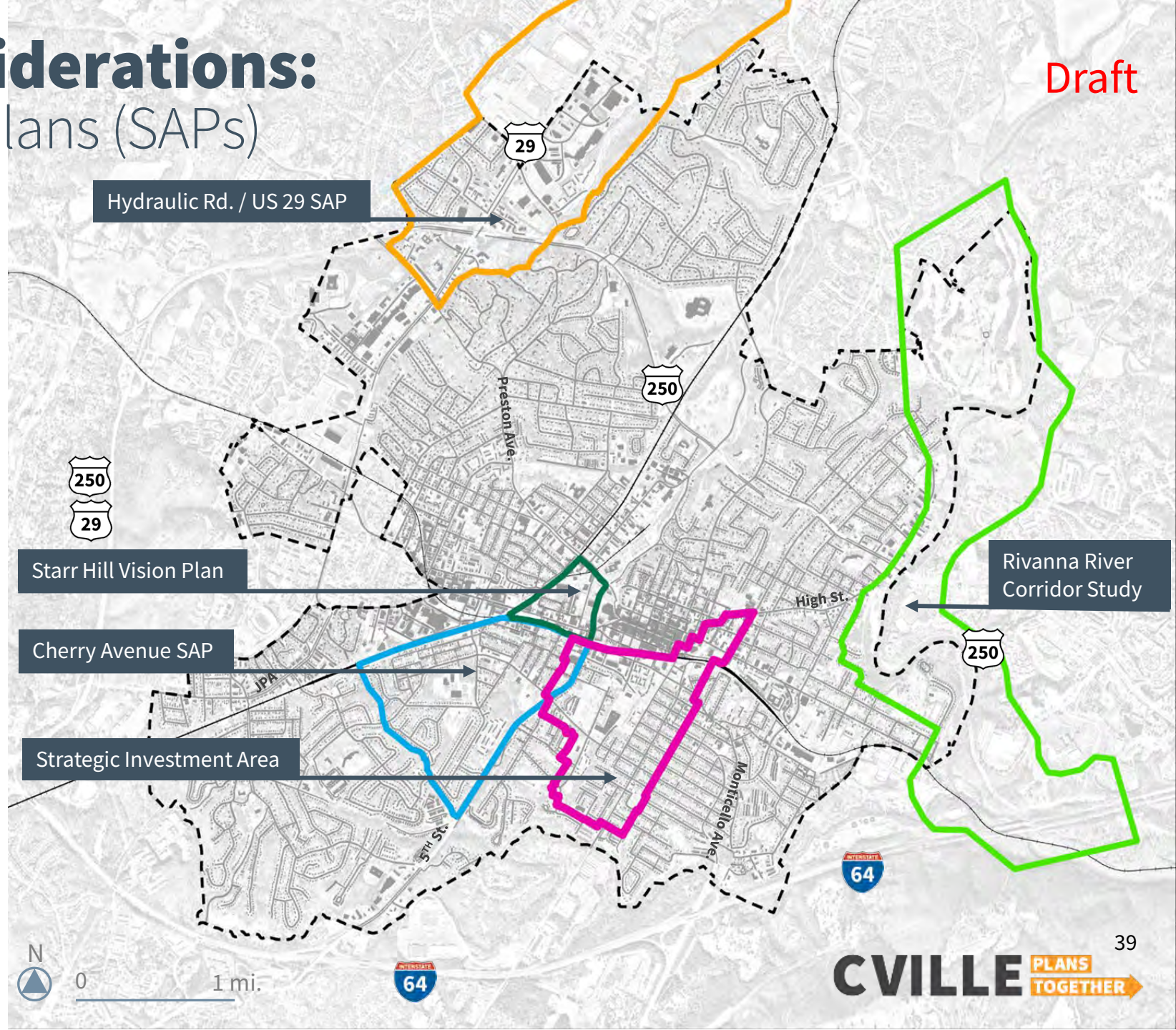
Draft

- **Height:** Final maximum height for all parcels will be determined in the zoning regulations, and will based on the height of neighboring areas, among other factors. Each Future Land Use category will include several zoning categories to address the characteristics of unique areas of the city.
- **Design Control Districts:** The City has established four types of design control designations. Within each type of design control district, the goal is that new structures, additions, and related elements will be in harmony with the scale and character of the existing buildings, sites, and landscapes.
- **Environmental Issues:** Development must consider various factors that will determine site specific build-out opportunities…
  - Critical slopes
  - Rivanna River and stream corridors
  - Stormwater runoff
  - Floodplains
  - Topography
  - Mitigation of (and adaptation to) Climate change
- **Tree Canopy:** Retention, replacement, and additions.
- **Transportation:** Private and public (City) investment must support enhanced safety and access for walkability, bikeability, and transit.

The upcoming Zoning Code rewrite will include an inclusive and iterative community engagement process

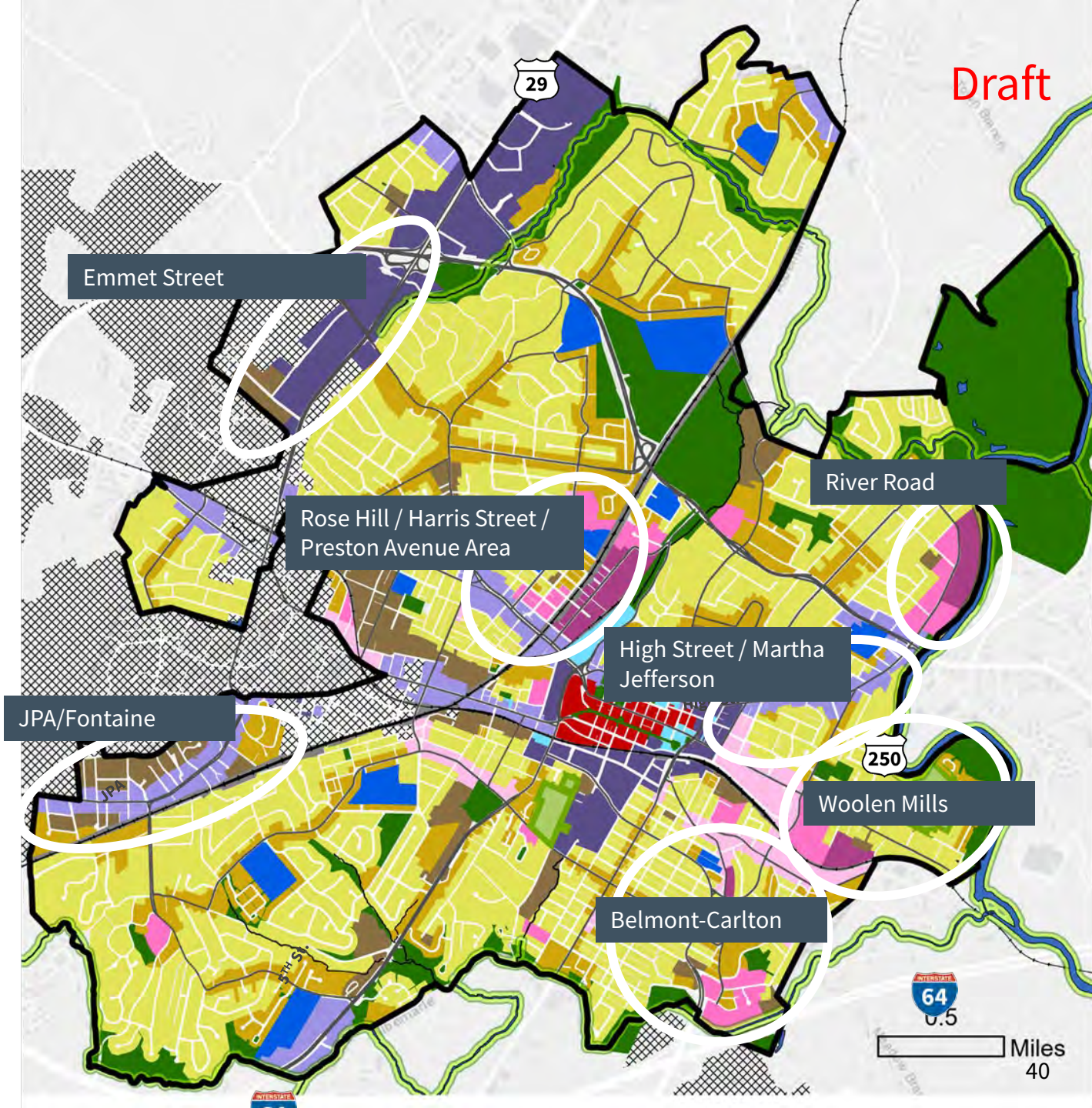
Development Considerations:
Completed Small Area Plans (SAPs)

- **Recent Small Area Plans (or similar)**
  - Strategic Investment Area (2013)
  - Hydraulic-29 Small Area Plan (2018)
  - Cherry Avenue Small Area Plan (2021)
  - Starr Hill Vision Plan (2021)
  - Urban Rivanna River Corridor Plan (In Progress)



Potential Future SAPs

- **Potential future Small Area Plan locations (in alphabetical order) [Draft list]:**
  - Belmont-Carlton
  - Emmet Street Corridor
  - High Street / Martha Jefferson Area
  - Jefferson Park Avenue / Fontaine Avenue Corridor
  - River Road Area
  - Rose Hill / Harris Street / Preston Avenue Area
  - Woolen Mills



Appendix: Draft Revisions to Topic-Specific Chapters

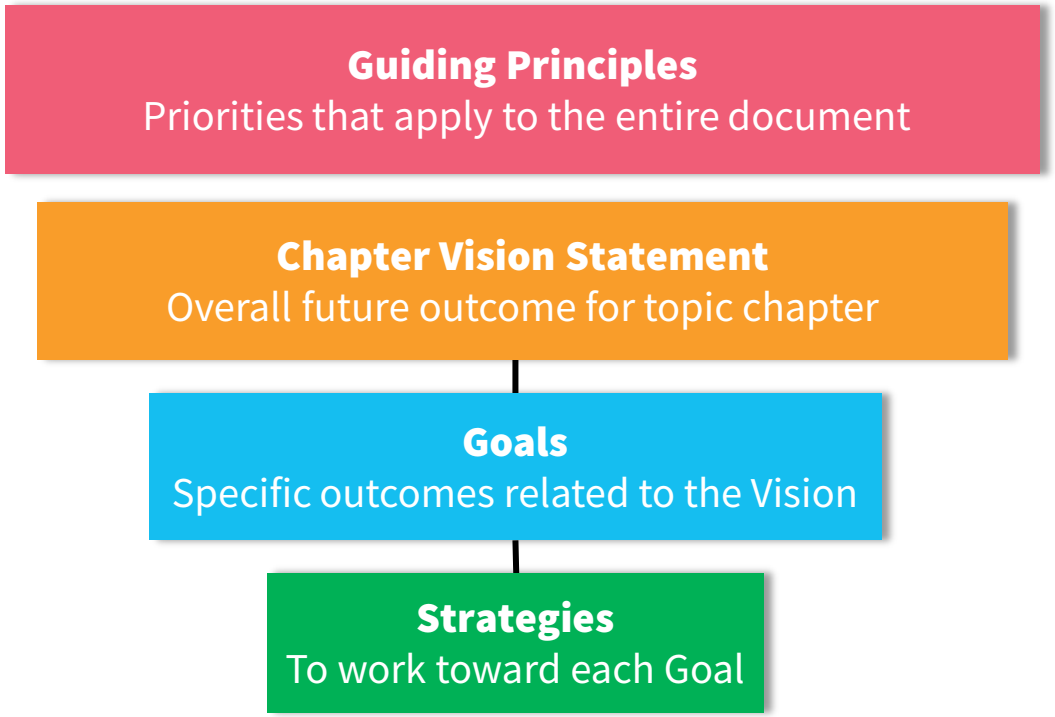
CVILLE PLANS TOGETHER

Chapter Overview

Comprehensive Plan Topic-Specific Chapters:

- Land Use, Urban Form, and Historic and Cultural Preservation
  - Includes the Future Land Use Map
- *Housing*
- *Transportation*
- *Environment, Climate, and Food Equity*
- *Economic Prosperity and Opportunity*
- *Community Facilities and Services*
- *Community Engagement and Collaboration (new since 2013 Comp. Plan)*

Chapter Structure



Land Use, Urban Form, and Historic & Cultural Pres.

Updates to the May 2021 draft include:

- **Clarifications**:
  - Strengthened connection between goals/strategies and the Future Land Use Map (FLUM) → **additional revisions expected as the FLUM is finalized**
  - Prioritization of infill and retention/reuse of existing structures
  - Details related to the Zoning Ordinance rewrite, including greater emphasis on support for increased housing affordability, design principles that can improve connectivity and quality of life, and considerations related to context and transitions
  - Small Area Plan process refinements
- **Additions**:
  - Urban Development Area designation for the city
  - Potential new Small Area Plan locations
  - Section describing the FLUM [*forthcoming*]
- **Other:**
  - Updates to the Narrative Appendix [*forthcoming*], including additional explanation of Design Control Districts

Housing

Updates to the May 2021 draft include:

- **Clarifications**:
  - Additional support for a range of housing typologies
  - Goals and strategies related to emergency shelter for unhoused community members
  - Greater emphasis on the need for staffing support and sustained funding for housing programs
  - **Additional revisions expected as the Future Land Use Map (FLUM) is finalized**

- **Additions**:
  - Introduction with more information about Affordable Housing Plan, including key connections to the Future Land Use Map and specific housing policies and strategies

Transportation

Updates to the May 2021 draft include:

- **Clarifications**:
  - More emphasis on the need to consider implementation of the Future Land Use Map and related areas of development and growth in decisions about transportation improvements
  - Parking considerations
  - Coordination with the forthcoming zoning rewrite
  - Emphasis on public involvement related to planning for transit, bicycle, and pedestrian facilities

- **Additions**:
  - Tracking areas of concern not reflected in crash data (“close calls”)
  - List of Priority Projects from the *Bike/Ped Master Plan* and *Streets That Work*

Environment, Climate, & Food Equity

Updates to the May 2021 draft include:

- **Clarifications**:
  - Increased emphasis on need to consider impervious surface changes and green infrastructure throughout the city

- **Additions**:
  - Sub-strategies related to exploration of Commercial Property Assessed Clean Energy (C-PACE) financing program and green banks
  - Strategy focused on coordination related to regional food system

Economic Prosperity & Opportunity

Updates to the May 2021 draft include:

- **Clarifications**:
  - Note that residential areas may, in certain instances, be appropriate for locating various types of commercial and business uses

- **Additions**:
  - Strategy focused on diversifying and broadening the current economic base, partnered with workforce development strategies

Community Facilities & Services

Updates to the May 2021 draft include:

- **Clarifications**:
  - Removal of gas infrastructure expansion and related strategy to reduce overall consumption
  - Considerations related to future Park & Recreation Master Plan process

- **Additions**:
  - Sub-strategy to consider the amount of population within walking distance when siting new public facilities
  - Considerations for larger community conversations about stormwater management
  - Urban agriculture considerations for public parks and open spaces

Community Engagement & Collaboration

Updates to the May 2021 draft include:

- **Clarifications**:
  - Added sub-strategies related to community training and education related to planning issues
  - Added sub-strategies related to fostering ongoing communication with residents and other stakeholders
  - Added sub-strategy related to considering an annual or bi-annual community survey

- **Additions**:
  - Provision of regular updates to the community about regional coordination on planning issues
  - Navigational updates for City website

Appendix: Draft Implementation Chapter

CVILLE PLANS TOGETHER

Implementation Chapter Structure

Overview of Draft Priority Areas and related Draft Priority Strategies

- Identified key priorities based on community conversations and feedback as well as Affordable Housing Plan strategic initiatives
- Purpose is to distill the 300+ strategies in the Comprehensive Plan to key next steps for Priority Areas

Priority Strategy Implementation Table

- Includes: Measures of Progress, Timeline, Implementation Lead and Support, Source of Strategy

Priority Transportation Project Map and List

Appendix: Implementation Tables for each Topic-Specific Chapter

- Linked at beginning of Implementation Chapter
- Measures of Progress, Timeline, Implementation Lead and Support, Source of Strategy

Priority Areas (Draft)

- Support **the development of more housing** throughout the city, with a focus on creation of more housing that is **affordable to more people**, especially those with the **greatest need**. (8 Strategies)
- Make sure all people have access to opportunities and the **tools they need to thrive and succeed**. (5 Strategies)
- Work to both mitigate and prepare for the **impacts of climate change**. (5 Strategies)
- **Make it safer, easier, and more desirable** to walk, ride a bicycle, or use other **non-vehicle transportation options**. (5 Strategies)
- **Keep Charlottesville green, make it greener**, and **protect the natural environment** and the many benefits it provides. (2 Strategies)
- Continue to evolve and improve **communication and collaboration**. (3 Strategies)

All Priority Strategies available in Appendix slides

Support **the development of more housing** throughout the city, with a focus on creation of more housing that is **affordable to more people**, especially those with the **greatest need**. (8 Strategies)

1. **Housing Strategy 1.1:** Dedicate $10M in average annual spending to fund affordable housing programs and identify a sustainable and reliable source of dedicated funding to maintain this level of funding for ten years.

2. **Housing Strategy 5.1:** Hire a Housing Programs Coordinator and other City staff at a level needed to facilitate achieving the goals of the Comprehensive Plan and 2021 Affordable Housing Plan.

3. **Housing Strategy 8.1**: Partner with Albemarle County, the University of Virginia (UVA), and other regional partners to coordinate housing plan goals and work toward shared regional outcomes, including improved affordability and access to housing options.

4. **Land Use, Urban Form, and Historic and Cultural Preservation Strategy 1.4**: Evaluate existing and potential new programs for protecting communities at risk of displacement, as well as protecting existing affordable housing, historic buildings, and other resources.

5. **Land Use, Urban Form, and Historic and Cultural Preservation Strategy 2.1**: Promote context-sensitive planning to maintain and enhance the distinct identities of Charlottesville's neighborhoods and corridors.

6. **Land Use, Urban Form, and Historic and Cultural Preservation Strategy 4.3**: Implement zoning changes needed to support the creation of more housing, including affordable housing opportunities, throughout the city.

7. **Land Use, Urban Form, and Historic and Cultural Preservation Strategy 4.4**: Define parameters for an inclusionary zoning policy, which requires that certain residential developments include some affordable homes. Set targets for the number and affordability levels of homes as well as other parameters.

8. **Community Facilities & Services Strategy 1.1**: Ensure that community planning addresses and responds to the impact of population growth on all public facilities, school facilities, and other infrastructure.

Make sure all people have access to opportunities and the **tools they need to thrive and succeed**. (5 Strategies)

1. **Housing Strategy 1.2**: Prioritize funding for those with the greatest need and attach funding awards to community representation, duration of affordability, and leverage of non-public funds.

2. **Housing Strategy 3.1:** Ensure that adequate emergency housing is accessible for unhoused citizens in need of safe shelter.

3. **Economic Prosperity & Opportunity Strategy 2.1**: In partnership with ongoing regional efforts, implement business recovery strategies to address impacts from COVID-19.

4. **Economic Prosperity & Opportunity Strategy 3.4:** In order to diversify and broaden the current economic base, to both grow the number of available job opportunities and ensure sustainability of the local economy, consider industries that may address a current gap or future need in Charlottesville (including green jobs) and implement recruitment strategies, partnering these efforts with job training and workforce development strategies.

5. **Environment, Climate, and Food Equity Strategy 4.1:** Commit to eliminating food deserts through strategic support and collaboration of organizations, community members, health institutions, and City departments focused on cultivating healthy food access through programs and supporting the creation of affordable markets in or within walking distance to low-income neighborhoods.

Work to both **mitigate and prepare for** the **impacts of climate change**. (5 Strategies)

1. **Environment, Climate, and Food Equity Strategy 1.1**: Once adopted, implement the Climate Action Plan (CAP), with a focus on equity and regular community and stakeholder involvement throughout the process.

2. **Environment, Climate, and Food Equity Strategy 2.1**: Prepare a climate hazard risk assessment.

3. **Environment, Climate, and Food Equity Strategy 5.1**: Prioritize locations for green infrastructure improvements, including strategies outlined in GreenPrint 1.0, to improve stormwater management, flood mitigation, air and water quality, habitat, species migration, connectivity, and livability.

4. **Community Facilities & Services Strategy 10.6:** Continue to advance the understanding of best policy and practice related to the City's public/private stormwater conveyance system with the goal of integrating public responsibility and private needs and incorporating green infrastructure wherever feasible.

5. **Land Use, Urban Form, and Historic and Cultural Preservation Strategy 4.2:** Implement changes to the Zoning Ordinance needed to support community health and well-being, context-sensitive design, environmental protection, and climate change mitigation and preparedness.

Make it safer, easier, and more desirable to walk, ride a bicycle, or use other **non-vehicle transportation options**. (5 Strategies)

1. **Transportation Strategy 1.1:** Continue to implement projects from the City's Bicycle and Pedestrian Master Plan, Streets that Work Plan, Safe Routes to School planning, and small areas plans, prioritizing underserved neighborhoods, locations lacking connectivity to destinations in the city, and improvements needed within Future Land Use Map nodes, corridors, and other areas of increased development. ***[See related Priority Projects map and tables.]***

2. **Transportation Strategy 1.3**: Create safe walking and biking routes to every public school in the city, prioritizing schools with the highest percentages of free and reduced lunch participants.

3. **Transportation Strategy 2.1**: Update City regulations (including zoning and the Standards and Design Manual), to incorporate design techniques that incentivize urban scale and walkable communities in all areas of the city.

4. **Transportation Strategy 5.1**: Participate in the Regional Transit Partnership and the development of the Charlottesville Area Regional Transit Vision Plan to develop a transit system that adequately and equitably serves the residents of the entire Charlottesville-Albemarle community.

5. **Housing Strategy 2.2**: Promote housing redevelopment and infill development that supports bicycle- and pedestrian- oriented infrastructure improvements and robust public transportation to better connect residents to jobs and commercial activity.

Keep Charlottesville green, make it greener, and **protect the natural environment** and the many benefits it provides. (2 Strategies)

1. **Environment, Climate, and Food Equity Strategy 6.1:** Monitor, protect, and expand the urban tree canopy cover both at citywide and neighborhood levels.

2. **Community Facilities and Services Strategy 13.1**: Identify and prioritize acquisition of properties that can serve a cross functional purpose as parkland/ public space and provide an opportunity to enhance environmental performance including through green infrastructure investments.

Continue to evolve and improve **communication and collaboration**. (3 Strategies)

1. **Community Engagement & Collaboration Strategy 2.1**: Establish and use guidelines and metrics to ensure inclusive community engagement in City-led processes.

2. **Community Engagement & Collaboration Strategy 2.2**: Foster ongoing communication and partnerships with residents, Neighborhood Associations, businesses, boards, commissions, UVA, Albemarle County, etc. to ensure all stakeholders are involved in planning processes and decision-making.

3. **Community Engagement & Collaboration Strategy 4.1**: Evaluate the need for a new Community Engagement staff position or group within NDS, to lead relationship management across stakeholders and to ensure ensuring a consistent level of effective community engagement.